



1 bed terraced house to buy in

Bohemia Road, St. Leonards-on-Sea, East
Sussex, TN37 6RN

£135,000 Starting Bid

 x1  x1  x1

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Tucked Away Characterful Cottage
- ✓ In Need Of Modernisation
- ✓ Generous Kitchen/Breakfast Room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

01634 565510
southeast@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

A cottage tucked away along a discreet twitten, offering an opportunity to create a charming home or smart investment in the Bohemia area of St. Leonards. The property is in need of modernisation throughout and presents a genuine blank canvas for investors or buyers looking to put their own stamp on a home.

The entrance hall leads into a surprisingly well-proportioned kitchen/breakfast room (3.5m x 3.2m) complete with a breakfast bar. A ground floor bathroom completes the ground floor accommodation, keeping the upper floor entirely dedicated to sleeping.

The main bedroom enjoys far-reaching rooftop views, while the second bedroom works well as a reception room, nursery, or home office. Outside, a courtyard offers a low-maintenance seating area with two storage cupboards.

Situated on Bohemia Road, the property is well-placed for everyday convenience, with supermarkets, Alexandra Park, and local transport links all within easy reach. The independent shops, cafés, and amenities of the trendy hub of central St. Leonards are also close by, making this a highly practical location.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Terraced House

Parking: None

Year built: 1900

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

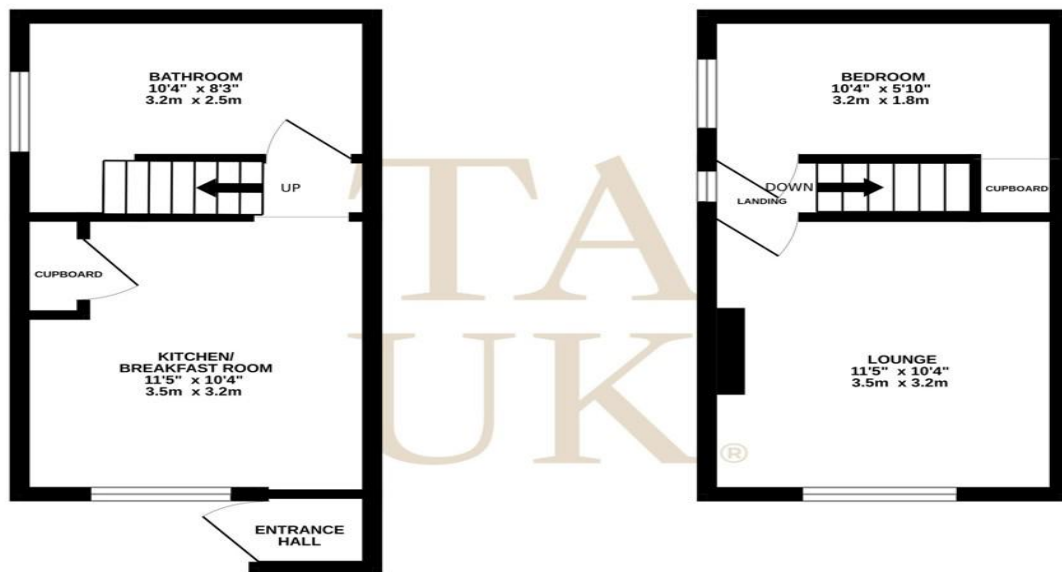
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR
214 sq.ft. (19.9 sq.m.) approx.

1ST FLOOR
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bohemia Road, St. Leonards-on-Sea, East Sussex, TN37 6RN

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

